

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Town Planning - Nalgonda Municipality – Certain variation in the Master Plan - Change of land use from Public and Semi Public use zone to Commercial use in S.No.838/1, H.No.6-2-108, Ramagiri, Nalgonda to an extent of 1381.06 Sq.Mtrs. - Draft Variation - Confirmed – Orders - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.Ms.No. 411

Dated the 26th of June, 2009.

Read the following :-

1. G.O.Ms.No.594 MA., dated 8.6.1987.
2. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.7330/2008/H, dated 13.11.2008.
3. Government Memo. No.18617/H1/2008-1, Municipal Administration and Urban Development Department, dated 27.1.2009.
4. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.7330/2008/H, dated 8.5.2009.
5. Government Memo. No.18617/H1/2008-2, MA&UD Department, dated 29.5.2009.
6. From the Commissioner of Printing, A.P., Extraordinary Gazette No.260, Part-I, dated 3.6.2009.
7. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.7330/2008/H, dated 11.6.2009.

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ORDER :-

The draft variation to the Nalgonda General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms.No.594 MA., dated 8.6.1987 was issued in Government Memo. No.18617/H1/2008-2, MA&UD Department, dated 29.5.2009 and published in the Extraordinary issue of A.P. Gazette No.260, Part-I, dated 3.6.2009. No objections and suggestions have been received from the public within the stipulated period. The Director of Town and Country Planning, Hyderabad in his letter dated 11.6.2009 has informed that the applicant has paid an amount of Rs.8,286/- (Rupees eight thousand two hundred and eighty six only) towards development / conversion charges for the proposed change of land use as per G.O.Ms.No.158., MA., dated 22.3.1996. Hence, the draft variations are confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**Dr. C.V.S.K. SARMA,
PRINCIPAL SECRETARY TO GOVERNMENT.**

To

The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad.

The Director of Town and Country Planning, Hyderabad.

The Regional Deputy Director of Town Planning, Hyderabad.

The Municipal Commissioner, Nalgonda Municipality, Nalgonda.

Copy to:

The individual through the Municipal Commissioner, Nalgonda Municipality, Nalgonda.

The District Collector, Nalgonda District.

The Private Secretary to Minister for MA&UD.

SF/SC.

// FORWARDED :: BY ORDER //

SECTION OFFICER

(P.T.O.,)

APPENDIX
NOTIFICATION

In exercise of the powers conferred by clause (a) of Sub - section (2) of section 15 of the Andhra Pradesh Town Planning Act, 1920 the Government of Andhra Pradesh hereby makes the following variation to the Master Plan of Nalgonda Town, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No. 260, Part-I, dated 3.6.2009, as required by clause (b) of the said section.

VARIATION

The site in S.No.838/1,H.No.6-2-108, Ramagiri, Nalgonda Municipality to an extent of 1381.06 Sq.Mtrs., the boundaries of which are as shown in the schedule below and which is earmarked for Public and Semi Public use zone in the General Town Planning Scheme (Master Plan) of Nalgonda Town sanctioned in G.O.Ms.No.594 MA., dated 8.6.1987, is designated for Commercial use by variation of change of land use as marked “**ABCDEFG&H**” as shown in the revised part proposed land use map GTP No.2/2009/H, which is available in Municipal Office, Nalgonda Town, **subject to the following conditions; namely:-**

1. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
2. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
3. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. The change of land use shall not be used as the proof of any title of the land.
5. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. The applicant shall obtain layout / development permission from Director of Town and Country Planning / competent authority as the case may be.
7. The applicant shall obtain prior approval from the competent authority for any development in the proposed site.
8. The applicant shall handover the site affected portion under road widening at free of cost through registered gift deed.
9. The applicant shall pay 14% of open space charges as per Registration value and Betterment charges as per rules.

SCHEDULE OF BOUNDARIES

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| North | : | House of Md.Ahmad Ali, Md.Yaseen Ali, Parandhamulu and 6 feet wide lane. |
| East | : | R&B road clock tower to Ramagiri (Existing 60 feet Master Plan road) |
| South | : | Open land and building of Md.Jan Khureshi and house of Smt T.Padmavathi. |
| West | : | Open land of Md.Mahmood Ali. |

Dr. C.V.S.K. SARMA,
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER